



# City of Burlingame

BURLINGAME CITY HALL  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010

## Meeting Minutes Planning Commission

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Monday, September 13, 2021

7:00 PM

Online

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- b. 1617 Chapin Avenue, zoned R-1 - Application for Design Review, Special Permit for attached garage, and Front and Side Setback Variances for a new attached garage addition to an existing single family dwelling. (Tim Raduenz, Form One Design, applicant and designer; Debbie and Karl Bakhtiari, property owners) (105 noticed) Staff Contact: 'Amelia Kolokihakaufisi

**Attachments:** [1617 Chapin Ave - Staff Report](#)  
[1617 Chapin Ave - Attachments](#)  
[1617 Chapin Ave - Plans](#)  
[1617 Chapin Ave - Proposed Project Analysis](#)  
[1617 Chapin Ave - Historic Resource Evaluation](#)

All Commissioners have visited the project site. Commissioner Schmid was recuse from this item. Commissioner Comaroto had some ex parte communications with the applicant and the applicant's architect. Community Development Director Gardiner provided an overview of the staff report.

Acting Chair Loftis opened the public hearing.

Tim Raduenz, designer, represented the applicant and answered questions regarding the project.

**Public Comments:**

> Public comment sent via email by David and Adrienne Weil, 1616 Chapin Avenue: Dear Planning Commission, we live across the street from the Bakhtiari family and have reviewed the architectural drawings. We compliment the architect and the homeowners on an excellent design. We would be pleased to have this project proceed in our neighborhood.

Acting Chair Loftis closed the public hearing.

**Commission Discussion/Direction:**

> This enhances the design of the house. I agree with the approach to the existing garage, it's very difficult and this actually gives the house more character as viewed from the street. The only concern, but surely it will be mitigated as the project goes on, are the street trees. It looks like they'll be able to keep them and there's an arborist report about the condition of the roots that are exposed. I'm sure the applicant and the contractor will be made aware of those as the project goes along. I would like to see this project move forward.

> I went to the applicant's home and viewed that side entryway to the garage. It's pretty tight there for them to get in and out of. When I was there, they were parking a car behind the big front hedge. This is going to make the house just look so much nicer from the street and give it its original character back. It's very complimentary to the historical right side of the home. It's a nice design and they did a nice job on this.

> Conceptually, I like it. The design as it's represented leaves me cold. It feels alien somehow. I worry about the three garage doors directly onto the street. I don't find it very compelling. It feels like it came out

of nowhere. It seems like there's an opportunity for something to happen over the two-doors that are together that can somehow distinguish them from the third door. There are some advantages in getting the two-doors together and making the third door its own thing, right now it doesn't feel much thought through. Conceptually, it makes a lot sense. The current situation doesn't work that well. It's very clear.

> Asks the designer to come up with a slightly different design or look at something with those two garage doors. Maybe a planter box or some sort of element that mimics a little bit of what the right side of the house does or something a little bit different. In general, I like the plan. It just needs more detailing to set it apart a little bit.

> Reading the site plan, I like that the mouth or the apron of the driveway was narrowed and that there's a landscape area on the left. Recommends to develop the landscape plan even more, shorten the area to the left of the driveway and add some taller bushes to mask everything from the street. I'm not opposed to an awning or trellis over the double door.

> It is a Mediterranean style home, consider adding something as simple as a nice arbor that's grown around the current garage door opening. Some type of trellis or arbor built around the double garage door so that face of the wall isn't so flat to provide some texture and context there. It will also resonate with the regional style of the home. Otherwise, it's a nice design solution for the parking and in addressing the garage in general.

> Providing direction to the applicant to look further into developing that area because there might be many different solutions. It feels flat for me right now.

# Form + One

4843 Silver Springs Drive  
Park City, UT 84098

P+ 415.819.0304  
E + tim@formonedesign.com

## TRANSMITTAL FORM

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To: Planning Department  
Subject: 1617 Chapin (Design Review) response to  
comments

From: Tim Raduenz  
Date Sent: 09-22-21  
Number of Pages: 2

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### Response to Planning Commission Comments made on (09-13-21)

First off, thanks for seeing this project as a necessary project and with also seeing the true updates required to make this a project really work for the house itself and also work with the owners wants and needs.

#### Comments:

Loftis Comment – Architecture (lack of design):

1. We have made changes with adding back the trellis and protecting the existing vines that are in great health, see attached elevation changes and notes to address Loftis comments, we do agree with his comments and have made the necessary changes.

Gaul Comment - Landscape

2. Yes we will and have prepared a better landscape plan to show the required new areas of landscape, it will match the existing planting palette and we have added a photo review of the existing lush landscaping that does fit well with the existing home and is in great condition, and it has been established for many years!

To that end we believe we have made the corrections required to make an approval planning approval possible!



Best,  
Tim Raduenz

09.13.21 PC Meeting  
Item 9B  
1617 Chapin Avenue  
Page 1 of 1

COMMUNICATION RECEIVED  
AFTER PREPARATION  
OF STAFF REPORT

RECEIVED

SEP 13 2021  
CITY OF BURLINGAME  
CDD - PLANNING DIV.

From: Dave Weil <[REDACTED]>

Date: Thu, Sep 9, 2021 at 2:16 PM

Subject: Bakhtiari - application for variance new garage/driveway

To: Debbie Bakhtiari <[REDACTED]> > CC: Adrienne Weil <[REDACTED]>

Hi Debbie,

Thank you for forwarding the drawings for your proposed garage remodel project. Adrienne and I think it looks great. [REDACTED] we appreciate how good it will look when done.

Good luck with the project!

Best regards,

Dave

--

*Dave Weil*

[REDACTED]

09.13.21 PC  
#9B  
1617 Chapin

Richard & Christina Jones

COMMUNICATION RECEIVED  
AFTER PREPARATION  
OF STAFF REPORT

September 1, 2021

City of Burlingame, Planning Dept  
501 Primrose Road,  
Burlingame, Ca 94010-3997

Ref: 1617 Chapin Ave Garage Remodel

To Whom It May Concern,

Upon reviewing the renderings of the proposed addition/modification to the 1617 Chapin Ave garage, my wife and I agree the project has functional utility, looks great and would be an asset to the neighborhood.

Sincerely,

Richard O. Jones

RECEIVED

SEP 15 2021

CITY OF BURLINGAME  
CDD-PLANNING DIV.



# PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT—PLANNING DIVISION

501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: [PLANNINGDEPT@BURLINGAME.ORG](mailto:PLANNINGDEPT@BURLINGAME.ORG)

PROJECT INFORMATION

1617 Chapin Ave.

026-284-060

residential

**PROJECT ADDRESS**

**ASSESSOR'S PARCEL # (APN)**

**ZONING**

**PROJECT DESCRIPTION**

Reconfigure existng garage to be more usable, and also adding an addition parking space, the existing layout really is not the best solution and make the existing historical home look bad... the new design will help with designing the front elevation to work off of the existing historical part of the home. We will also be adding a much needed buffer from the neighbor to the left side of the garage and the view from the Chapin Ave.

APPLICANT INFORMATION

Mr. + Mrs. Karl Bakhtiari (Debbie)

APPLICANT?

PHONE

Tim Raduenz - Form One

APPLICANT?

415-819-0304

PHONE

24809

BURLINGAME BUSINESS LICENSE #

4843 Silver Springs Drive, Park City UT, 84098

ADDRESS

tim@formonedesign.com

E-MAIL

\*FOR PROJECT REFUNDS\* - Please provide an address to which to all refund checks will be mailed to:

NAME

ADDRESS

AFFIDAVIT OF OWNERSHIP

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

08/18/20

APPLICANT'S SIGNATURE (IF DIFFERENT FROM PROPERTY OWNER)

DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE PLANNING COMMISSION/DIVISION.

Aug 18, 2020

SIGNATURE

DATE

### AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR POST PLANS SUBMITTED WITH THIS APPLICATION ON THE CITY'S WEBSITE AS PART OF THE PLANNING APPROVAL PROCESS AND WAIVE ANY CLAIMS AGAINST THE CITY ARISING OUT OF OR RELATED TO SUCH ACTION tr (INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

**APPLICATION TYPE**

- ACCESSORY DWELLING UNIT (ADU)
- VARIANCE (VAR)
- CONDITIONAL USE PERMIT (CUP)
- WIRELESS
- DESIGN REVIEW (DSR)
- FENCE EXCEPTION
- HILLSIDE AREA CONSTRUCTION PERMIT
- OTHER: \_\_\_\_\_
- MINOR MODIFICATION
- SPECIAL PERMIT (SP)



DATE RECEIVED:

STAFF USE ONLY



ATTACHED GARAGE

CITY OF BURLINGAME  
SPECIAL PERMIT APPLICATION

RECEIVED

SEP 02 2020

CITY OF BURLINGAME  
CDD-PLANNING DIV

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.50). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

1. Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.

THE MAIN (E) GARAGE IS ALREADY ATTACHED + MASS, SCALE + DOMINANT FEATURES ARE THE SAME. THERE ARE A FEW FRONT FACE GARAGES IN THE NEIGHBOR, WHICH IS PRECEDENT.

2. Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.

THE (E) HOME IS HISTORICAL BY PAGE + TURNBULL, + WITH THE (E) MASSING + MATERIALS BASICALLY STAYING THE SAME, THE CONSISTENTANCE WILL CONTINUE.

3. How will the proposed project be consistent with the residential design guidelines adopted by the city (C.S. 25.57)?

YES, WE ARE CONFORMING WITH GUIDELINES, BY ADDING LANDSCAPE + A SOFTER APPROACH ALONG W/ AN EASIER DRIVEWAY TO NAVIGATE, AS IS (E) YOU HAVE TO BACK OUT OF DRIVEWAY, WHICH IS VERY DANGEROUS + NOT PER GUIDELINES.

4. Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.

NONE REMOVED

# Form + One

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Park City, UT 84098

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E + tim@formonedesign.com

## TRANSMITTAL FORM

RECEIVED

SEP 02 2020

CITY OF BURLINGAME  
CDD-PLANNING DIV.

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To: <b><i>Burlingame Planning</i></b>	From: Tim Raduenz
Subject: 1617 Chapin Ave./Variance Application	Date Sent: 08-24-20
	Number of Pages:2

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## RESPONSE TO A/B/C/D

- A. Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.

**RESPONSE:** The property at 1617 Chapin is a historical resource per the report by Page + Turnbull, this limits the design options on this site and also the design flaws that were done in past construction activities before more stringent guidelines were enforced.

- B. Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.

**RESPONSE:** The necessity of the variance is the other side of the lot is mature trees and completely on the wrong side of the house, also the historical parts of the home are located on this side, which we do not want to touch as its historical. Also, a house of this size would require a 3-stall garage, normally.

- C. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.

**RESPONSE:** the proposed use is a garage and the new design will create a better landscaping buffer to people coming up Chapin, it will also create more privacy with the neighbor to the left of this project as well, also the new front elevation will be more appealing than what is currently there, an approved wood trellis and large blank wall, which does not fit the existing architectural.

- D. How will the proposed project be compatible with the aesthetics, mass, bulk, and character of the existing and potential uses on adjoining properties in the general vicinity.

**RESPONSE:** We are creating a better access for cars and also so the owner don't have to back up into on coming traffic which is VERY dangerous, we will also be creating a better aesthetic with the bulk of the existing structure, and giving it some character at the same time, I do thing the front facing garages are a better aesthetic and brings more character to the non-historical part of this home.



Best,  
Tim Raduenz

**Attached:**  
City of Burlingame Variance application (blank)

### *A note from The Bakhtiari's + Form + One Design*

Dear Neighbor

We (**Debbie + Karl Bakhtiari along with Tim Raduenz**) are developing preliminary plans for a remodeled garage @ 1617 Chapin Ave. In this project, we will be changing the access point to the garage to a more welcoming street space, we will be adding a bigger landscape buffer to the far left side of property where the existing driveway is and also adding addition space (3 stall). In this change we upgrade the street landscaping as you go up Chapin towards the Bakhtiari's home and also, they gain parking space and an easier way to get cars in and out. The current situation is not great for the owners as you have to quickly turn out of the garage. Finally the front elevation is not a pleasing elevation of flat wall to look at from Chapin!

#### ***Comments for Owners and why they want these Changes:***

1. Ease of backing in and out, its much easier to back straight out
2. The better street landscape with a more landscaped corner the neighbor.
3. The historical home to the far right will bleed better than the current blank stucco wall and extra parking spot shown tight against the home, in our design we have an extra spot within new landscaping which will work better and its also free from the home, giving it a better flow and aesthetic.
4. Finally, but not last, they wanted a better screening buffer from the neighbor, which is currently asphalt and a wooden fence. (the simple moving of the plan) will help this grand home feel like it works on this lot.

#### ***MOVING FORWARD WITH US- A LITTLE INFORMATION***

Tim has worked on numerous projects in the neighborhood + Hillsborough throughout the years. Form + One pours their all into each project and work with both the client and neighbors to ensure a great finished project that adds value to the street scape and the surrounding homes.

If you have any questions regarding the project and/ or are interested in viewing plans, you are invited to contact the Form + One team at:

Tim Raduenz | Owner

Mr. + Mrs. Karl Bakhtiari (Debbie)

4834 Silver Springs Drive

Park City, UT 84098

415.819.0304

[tim@formonedesign.com](mailto:tim@formonedesign.com)

You may also visit [www.formonedesign.com](http://www.formonedesign.com) for reference on the scope of Form + One's projects.

We look forward to seeing our project develop in the coming months and are excited to share progress with you!

From: **Debbie Bakhtiari** [REDACTED]  
Date: Thu, Aug 26, 2021 at 10:52 AM  
Subject: Bakhtiari - application for variance new garage/driveway  
To: [REDACTED] B and Brigitta Collom [REDACTED] Adrienne Weil [REDACTED], Ahnna Dudle [REDACTED], BETH ROGERS <[REDACTED]>, Bill Bacigalupi [REDACTED] BONNIE K PAGLIARO [REDACTED], Carol Leininger <[REDACTED]>, Christina and Richard Jones [REDACTED], Dave and Adrienne Weil [REDACTED], Dave Pine <[REDACTED]>, Debbie Montgomery [REDACTED], DEBORA BAKHTIARI <[REDACTED]> Donna Pribble [REDACTED], jane. pine [REDACTED], Jennifer Belton [REDACTED], Karen and Jim Wagstaffe [REDACTED], Kate and Terry Timberlake <[REDACTED]>, Kelly Kockos [REDACTED], kent kockos [REDACTED], Lauren/Chad Altbaier <[REDACTED]>, Lori Smolinski [REDACTED], Louisa Lafarge [REDACTED], Marilyn Bacigalupi [REDACTED], Nick Rogers <[REDACTED]>, Peter/Judy Benson [REDACTED], Randi Murray <[REDACTED]>

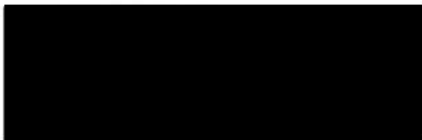
Hello Neighbors,

We are finally on the agenda with the city of Burlingame to get approval for our new driveway and garage. The meeting is scheduled for September 13th. About a year and two months ago I emailed you and left letters in your mailbox in regards to this project. I am reaching out again to see if any of you would be so kind to write a note of approval on our behalf. I am attaching a copy of the proposed project. If you have any questions please feel free to reach out to Karl or myself.

Thank you in advance for your consideration and help!

Stay safe and healthy,

Debbie and Karl Bakhtiari  
1617 Chapin Avenue



From: Tina Jones [REDACTED]

Date: Thu, Aug 26, 2021 at 11:00 AM

Subject: RE: Bakhtiari - application for variance new garage/driveway

To: Debbie Bakhtiari [REDACTED]

Hi Debbie,

I love the new plan. Definitely, Richard and I will have something for you this week.

Thank you,

Tina Jones  
[REDACTED]

From: Dave Weil [REDACTED]  
Date: Fri, Aug 27, 2021 at 10:04 PM  
Subject: Re: Bakhtiari - application for variance new garage/driveway  
To: Debbie Bakhtiari [REDACTED]  
CC: Adrienne Weil <[REDACTED]>

Hi Debbie,  
Happy to do a letter. It looks good!  
Best regards,  
Dave & Adrienne

From: **Louisa La Farge** <[REDACTED]>  
Date: Sat, Aug 28, 2021 at 4:03 PM  
Subject: Bakhtiari's new garage and driveway  
To: Debbie Bakhtiari [REDACTED]

To whom it may concern,

Debbie and Karl Bakhtiari have been neighbors of mine for the 16 years [REDACTED]  
[REDACTED] they have shared their plans for their new garage and driveway. Over the years, they have spoken to me about their plans and how the angle of their driveway and the placement of their garages could be improved for easier and safer access.

The Bakhtiaris have always been extremely respectful neighbors. They have cared greatly for the street view portion of their house, one of the more pleasant homes to walk by. They have always taken the lead and kept in touch with neighbors when there has been a car theft or some incident in the neighborhood. They are leaders in our area and have always cared for the best interest of the Chapin Ave. community. I believe that their garage remodel will be done in a way that takes into account the aesthetics of the sidewalk and street. They also have always shown strong communication and I believe they will continue to keep us neighbors updated on their construction progress.

Please do not hesitate to reach out to me if you have further questions.

With best regards,

Louisa La Farge

**RESOLUTION APPROVING CATEGORICAL EXEMPTION, DESIGN REVIEW,  
SPECIAL PERMIT AND VARIANCES**

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, a Categorical Exemption has been prepared and application has been made for Design Review, Special Permit for attached garage, and Front and Side Setback Variances for a new attached garage addition to an existing single family dwelling at 1617 Chapin Avenue, Zoned R-1, Debbie and Karl Bakhtiari, property owners, APN: 028-284-060;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on October 12, 2021, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

NOW, THEREFORE, it is RESOLVED and DETERMINED by this Planning Commission that:

1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per CEQA Section 15301 (e)(1) of the CEQA Guidelines, which states that additions to existing structures are exempt from environmental review, provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, is hereby approved.
2. Said Design Review, Special Permit, and Variances are approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Design Review, Special Permit, and Variances are set forth in the staff report, minutes, and recording of said meeting.
3. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

\_\_\_\_\_  
Chairperson

I, \_\_\_\_\_, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 12th day of October, 2021 by the following vote:

\_\_\_\_\_  
Secretary

## EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Special Permit, and Variances  
1617 Chapin Avenue

Effective **October 22, 2021**

Page 1

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped September 30, 2021, sheets T1.0, GN, CG, SW, FAR, sheet 1 topographic survey, A1.0, A1.1, AR, PH, AB2.0 through A3.3, A5.0, ME2.0 and ME3.0;
2. that any changes to building materials, exterior finishes, windows, architectural features, roof height or pitch, and amount or type of hardscape materials shall be subject to Planning Division or Planning Commission review (FYI or amendment to be determined by Planning staff);
3. that any changes to the size or envelope of the basement, first or second floors, or garage, which would include adding or enlarging a dormer(s), shall require an amendment to this permit;
4. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
5. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
6. that prior to issuance of a building permit for construction of the project, the project construction plans shall be modified to include a cover sheet listing all conditions of approval adopted by the Planning Commission, or City Council on appeal; which shall remain a part of all sets of approved plans throughout the construction process. Compliance with all conditions of approval is required; the conditions of approval shall not be modified or changed without the approval of the Planning Commission, or City Council on appeal;
7. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
8. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit;
9. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame;

### **THE FOLLOWING CONDITIONS SHALL BE MET DURING THE BUILDING INSPECTION PROCESS PRIOR TO THE INSPECTIONS NOTED IN EACH CONDITION:**

10. that prior to scheduling the framing inspection the applicant shall provide a certification by the project architect or residential designer, or another architect or residential design professional, that demonstrates that the project falls at or below the maximum approved floor area ratio for the property;

## EXHIBIT "A"

Conditions of Approval for Categorical Exemption, Design Review, Special Permit, and Variances  
**1617 Chapin Avenue**  
Effective **October 22, 2021**

Page 2

11. that prior to scheduling the framing inspection the project architect or residential designer, or another architect or residential design professional, shall provide an architectural certification that the architectural details shown in the approved design which should be evident at framing, such as window locations and bays, are built as shown on the approved plans; architectural certification documenting framing compliance with approved design shall be submitted to the Building Division before the final framing inspection shall be scheduled;
12. that prior to scheduling the roof deck inspection, a licensed surveyor shall shoot the height of the roof ridge and provide certification of that height to the Building Division; and
13. that prior to final inspection, Planning Division staff will inspect and note compliance of the architectural details (trim materials, window type, etc.) to verify that the project has been built according to the approved Planning and Building plans.



CITY OF BURLINGAME  
COMMUNITY DEVELOPMENT DEPARTMENT  
501 PRIMROSE ROAD  
BURLINGAME, CA 94010  
PH: (650) 558-7250  
www.burlingame.org

**Project Site: 1617 Chapin Avenue, zoned R-1**

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Tuesday, October 12, 2021 at 7:00 P.M.** You may access the meeting online at [www.zoom.us/join](http://www.zoom.us/join) or by phone at (346) 248-7799:

Webinar ID: 835 4435 5120 Passcode: 803754

**Description:** Application for Design Review, Special Permit for attached garage, and Front and Side Setback Variances for a new attached garage addition to an existing single family dwelling.

Members of the public may provide written comments by email to: [publiccomment@burlingame.org](mailto:publiccomment@burlingame.org).

Mailed: October 1, 2021

*(Please refer to other side)*

**PUBLIC HEARING  
NOTICE**

**City of Burlingame - Public Hearing Notice**

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to [planningdept@burlingame.org](mailto:planningdept@burlingame.org) or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at [planningdept@burlingame.org](mailto:planningdept@burlingame.org) or (650) 558-7250 by 10 am on the day of the meeting.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

Kevin Gardiner, AICP  
Community Development Director

*(Please refer to other side)*

1617 Chapin Avenue  
300' noticing  
APN #: 028-284-060

